

Consultation Response from KC, Ecology Unit
2022/92459 Bankgate Mills, Bank Gate, Slaithwaite, Huddersfield, HD7 5DL
Conversion of former mill to form 5 apartments including extension and alterations, erection of 2 detached dwellings and demolition of outbuilding
Date Responded: 24/01/2023 Responding Officer: Gareth Hey Responding Ref:

Assessment

A bat survey report has been submitted with the application, which is welcomed. The survey found three Common Pipistrelle day roost locations which were recorded during nocturnal surveys undertaken at Denby Hall Barns. Each roost location was used by a maximum count of one bat, with a peak count of two bats recorded roosting during a single survey visit. In addition to the above, three Swallow nests were recorded within the buildings. Given the above, the proposed works will result in impacts on known bat roost locations and the site will need to be registered under the Bat Mitigation Class Licence or Earned Recognition scheme or a European Protected Species Licence will be required for the scheme.

A mitigation strategy has been submitted with the report and should be strongly adhered to throughout the development, this will be a requirement of any protected species licence that is obtained. The submitted mitigation strategy will ensure that bats are safeguarded throughout the development and the proposed provisions for protected species ensure that opportunities exist post development.

Given the above, I have no objection to the application, subject to the following condition, that will ensure birds are protected throughout the development.

Suggested Conditions

1. No site clearance works shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the site for active birds' nests immediately before the site is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: to prevent significant ecological harm in respect of direct impacts to birds, their eggs, nests and young and to accord with policy LP 30 (as modified) and the requirements of section 15 of the National Planning Policy Framework.

2. No development shall take place in any circumstances unless the Local Planning Authority has been provided with either:
 - a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead;
 - b) written confirmation of Site Registration under the Bat Mitigation Class Licence or Earned Recognition Scheme;
 - c) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: This is a pre-commencement condition to ensure the proposed works do not result in a criminal offence under the Conservation of Habitats and Species Regulations 2017 and to conserve biodiversity in accordance with the aims of the National Planning Policy Framework.